

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

15-47 Orleans B EAS.68
NRDIS 1999

Town/City: EASTHAM

Place: (*neighborhood or village*): Eastham Center

Photograph



Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

Address: 175 Samoset Road

Historic Name: Stanley and Louise Horton House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1926

Source: Eastham Tax Commitment Books

Style/Form: Craftsman/ Four Square

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

1½-story garage/outbuilding with flared hip roof (likely mid-20th century, possibly rebuilt, Photo 3)

Major Alterations (*with dates*):

New foundation, replaced veranda supports, removal of railing

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.33 acres

Setting: This property is located within the Eastham Center National Register District. The parcel is on the south side of Samoset Road across the street from the Eastham Public Library parking lot. The surrounding area includes a mix of mid-19th to mid-20th century houses, a church and the library, most set close to the street. This house is also sited fairly close to the street on its level parcel. The parcel is left open in front of the house and is landscaped with lawn, foundation plantings, and a split rail fence along the street. A dirt track driveway leads to a detached garage southwest of the house. and a gravel driveway leads up to the west side of the house.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

175 SAMOSET ROAD

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Stanley and Louise Horton House, built in ca. 1926, is a rare example in Eastham of a Four Square Craftsman-style dwelling. The term "Four Square" is not a style, but a term that describes the form of the dwelling which, somewhat confusingly, can be square or rectangular in form. The two-story house is three bays wide by four bays deep. The building rested on a brick foundation but now has a concrete foundation. The elevations are clad in wood shingles that wrap the corners (i.e. there are no cornerboards). The characteristic hip roof is clad in asphalt shingles and has deeply-projecting eaves on all sides with exposed rafter tails. A squat, hip roof dormer occupies the front slope, and a brick chimney rises through the center. Fenestration consists primarily of individual and paired wood, 6/2 double-hung sash set in simple frames. These windows may be original to the house. A bank of three windows at the back of the east elevation indicates the kitchen area. Irregularly placed windows on the east elevation likely indicate an interior stairway. The front (north) elevation has a full-length veranda with square posts that replaced Tuscan columns and a railing with square balusters. The hipped roof of the front porch with exposed rafters echoes the main roof.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Eastham Center National Register District - a small, semi-rural village cluster located near the town's geographic center. Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

(The early history in the Form B prepared for 155 Samoset Road Rear, built in ca. 1865, also covers 161 Samoset Road Rear. The following is that Historical Narrative, with some edits.)

In 1894, Joseph W. Nickerson sold his father Joshua's eight-acre homestead on the south side of Samoset Road.¹ It was sold for \$625 to Chester Franklin Horton (1869-1938), who was one of ten children of Reuben Higgins Horton (1845-1925) and his wife Cynthia A. Clark (1848-1917). He married Eastham dressmaker Clara C. Knowles (1873-1956) in 1892, and by 1900 he was living, most likely at 155 Samoset Road (EAS.67), with his wife, their children Laurence and Amiee, and a boarding farm worker. He was a provision dealer, and he soon began both to acquire more property and to sell off parts of the former Nickerson homestead. Eastham tax records for 1902 credited him with a \$700 dwelling and two other dwellings, assessed at \$800 and \$400, as well as a barn and sheds, a wood house, three horses and a cow, and 25.5 acres of land in several parcels. A later subdivision plan makes clear that Horton's 155 Samoset Road parcel reached south to Muddy Pond and west to what is now Windmill Lane. The parcel included what is now 161, 163, 165, 167, 169, 171, and 173 Rear Samoset Road Rear and 175 (this house), 185, and 215 Samoset Road.

¹ Barnstable County Registry of Deeds, Book 210/ Page 547.

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Between 1910 and 1917, Chester Horton and his family (by then his wife and four children, Laurence Lyman, Amiee Gertrude, Sidney Knowles, and Mildred Elizabeth) moved to Reading, and Horton worked as a salesman, and later a meat cutter and manager of the Brighton Abattoir (slaughterhouse). From that point until he died in 1938 he used 155 Samoset Road as a summer home.

In September, 1909, Chester Horton sold a parcel of land west of their own house that included the land on which this house was built to Louise Goodrich Horton of Newton. Louise's husband, Stanley E. Horton (1877-1945), also worked for a slaughterhouse. Stanley Horton was Chester Horton's brother. Stanley married Maine-born Louise Goodrich Cory (1878-1936) in Augusta, ME in 1905. Stanley appears to have prospered in the slaughterhouse business, becoming a treasurer for a beef company, and retiring at a young age. This house has an Assessor date of 1920. However, there are no taxable buildings under his name in Eastham's Tax Commitment Books until 1926.

After Stanley Horton's death in 1945, this house passed to their three children, Edward, Anna and Stanley, Jr. In 1946, Edward was living in Los Angeles, CA and Anna in Rockport, MA when they sold their interest in this house to their brother, Stanley, Jr.² Stanley Horton, Jr. (1908-1974) married New York-born Lorna Barclay Bell (1916-1973) in Newton in 1946. He worked as a finish carpenter. This house passed to one of their two daughters, Susan B. Horton. In 1978, she sold it to her sister, Louise H. Dennison.³ In the deed, they were both listed living on Samoset Road. It is unclear if they were living together, Louise paid \$35,000 for the property. The property was inherited by Julie Ann Fitzpatrick, and in 2008, she sold it to the current owners, Barabara P. and Kevin J. Gatlin of Framingham.⁴

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www.ancestry.com - Vital records.

² Book 663/ Page 180, 182.

³ Book 2840/ Page 26.

⁴ Book 22937/ Page 301.

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Figure 1. Assessor Sketch.



Photo 2. View from Samoset Road, looking southeast.



Photo 3. View from Samoset Road, looking south.